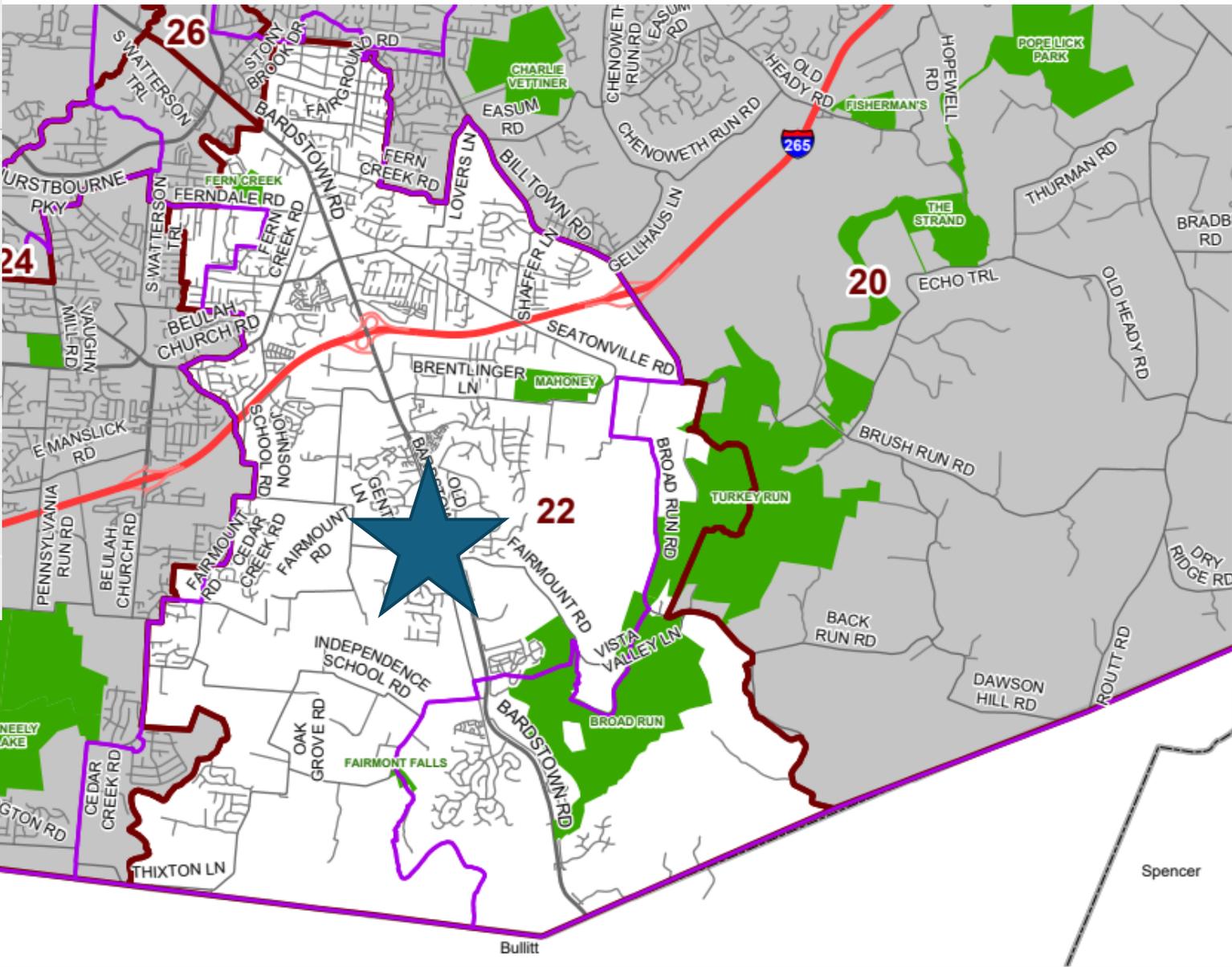
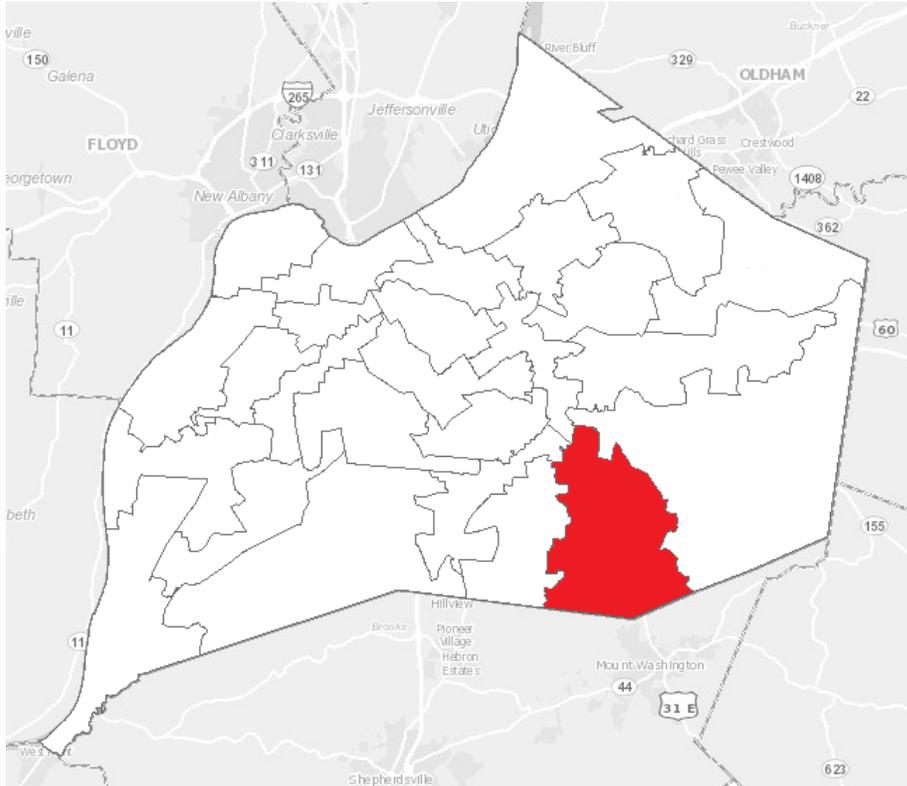


**O-110-025**  
**24-ZONE-0105**

**Goodwill/Old Bardstown  
Road**

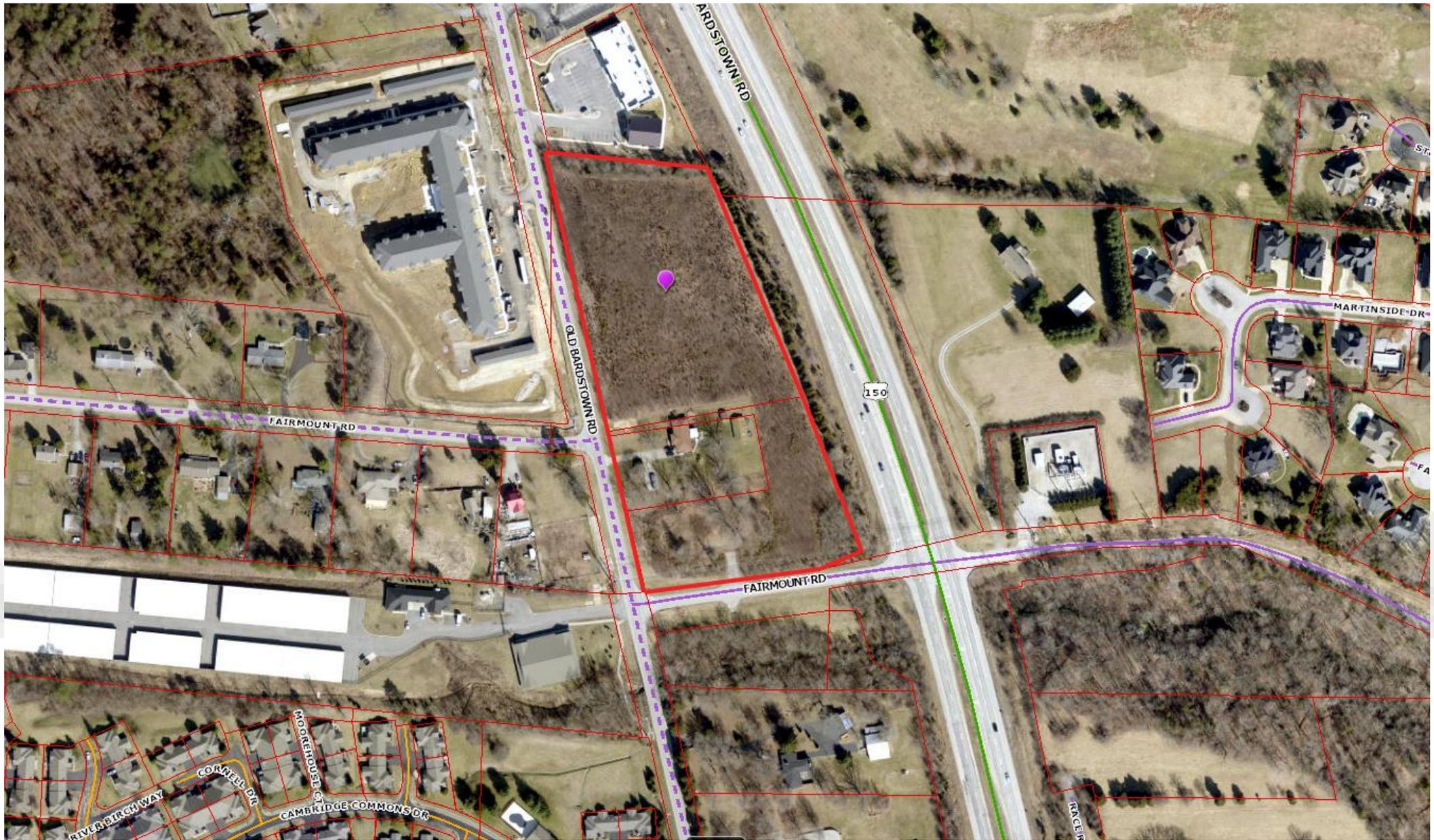
**Planning and Zoning Committee**  
**June 3, 2025**





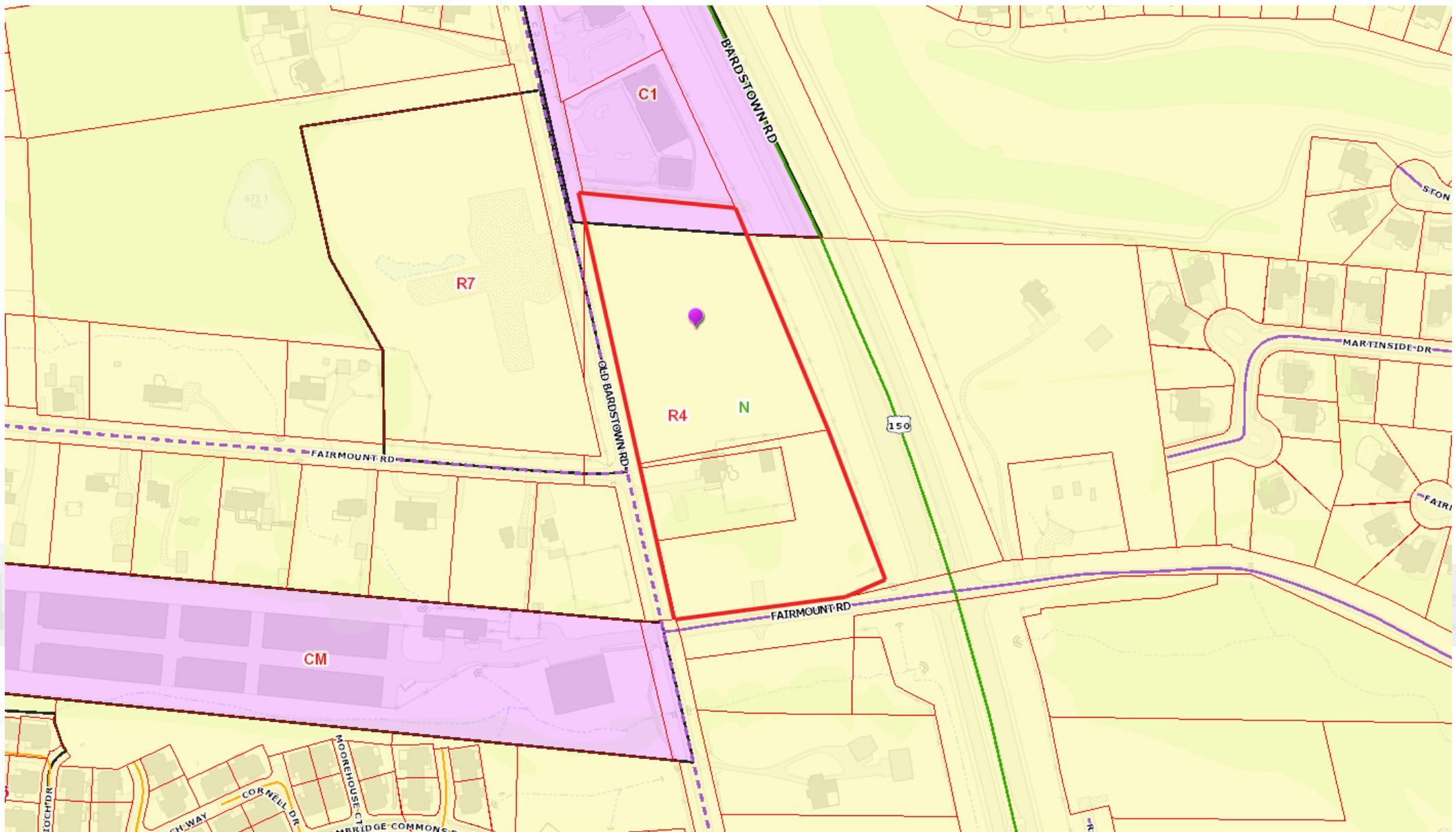
**8803-8897 Old Bardstown Road  
District 22– Kevin Bratcher**





**Existing: Residential**  
**Proposed: Office/Commercial**





**Existing: R-4 & C-1/N**  
**Proposed: C-1 & OR-1/N**



# REQUESTS

- **Change in zoning from R-4 single family residential and C-1 commercial to C-1 commercial and OR-1 office residential.**
- **Waiver**
- **Variance**
- **Revised Detailed District Development Plan with Binding Elements**



# CASE SUMMARY

- 6.02 acres
- Proposing 3 detached structures for offices and one 16,003 SF structure for retail
- Portion of the site to the north is zoned C-1 commercial under case number 9-67-88 which is subject to general plan binding elements.



PROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND JUNCTION PLAN APPROVAL.

CT TO ITS OWN SANITARY Y SEWER.

CONNECTION TO SANITARY Y SEWER.

BY MSD.

JST BE PERMITTED BY THE S IN ACCORDANCE WITH Y METRO ORDINANCES.

CHAPTER 96 OF LOUISVILLE

S MUST BE IN ACCORDANCE

OKING ORDINANCES.

3ULATIONS FOR ANY FUTURE

DEPT. PRIOR TO

D

MPSTER CATION

LOCATION ZONE

1. INSTALLATION OF 2 NEW HYDRANTS (AT MINIMUM) WILL BE REQUIRED.
2. ANY BUILDING WITH A SPRINKLER SYSTEM WILL NEED A 5-INCH STORZ FIRE DEPT. CONNECTION - LOCATION(S) CAN BE DETERMINED AT A LATER DATE.
3. KNOX BOXES MAY BE REQUIRED.

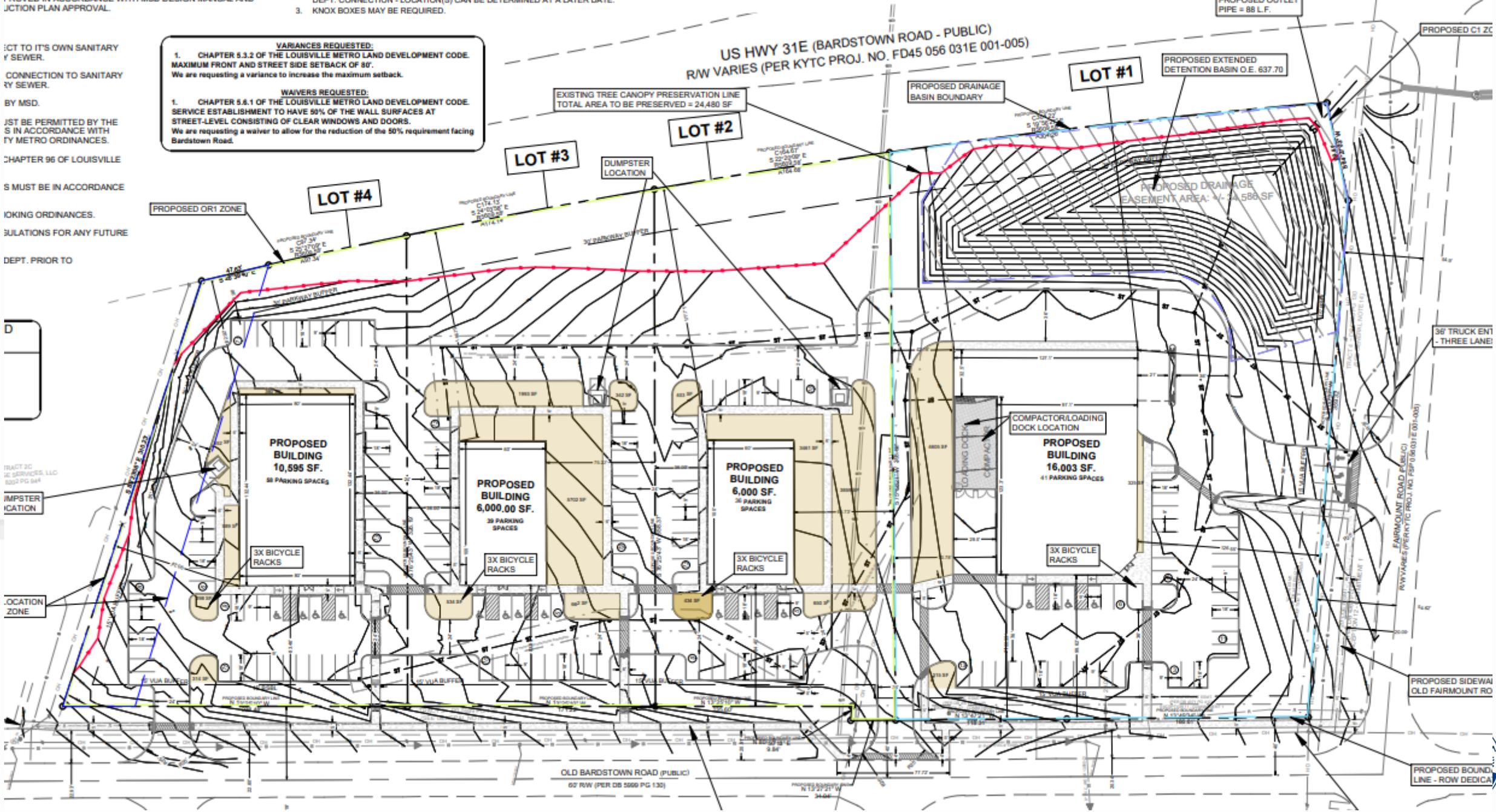
BICYCLE PARKING PROVIDED:  
HEIGHT OF STRUCTURE:

12 SPACES (0 LONG-1EKM/12 SHUK1-1EKM)  
1-STORY PROPOSED/45' ALLOWED

**VARIANCES REQUESTED:**  
1. CHAPTER 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. MAXIMUM FRONT AND STREET SIDE SETBACK OF 80'. We are requesting a variance to increase the maximum setback.

**WAIVERS REQUESTED:**  
1. CHAPTER 5.8.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE ESTABLISHMENT TO HAVE 50% OF THE WALL SURFACES AT STREET-LEVEL CONSISTING OF CLEAR WINDOWS AND DOORS. We are requesting a waiver to allow for the reduction of the 50% requirement facing Bardstown Road.

US HWY 31E (BARDSTOWN ROAD - PUBLIC)  
R/W VARIES (PER KYTC PROJ. NO. FD45 056 031E 001-005)



OLD BARDSTOWN ROAD (PUBLIC)  
60' R/W (PER DB 5050 PG 130)

PROPOSED BOUNDARY LINE - ROW DEDICATED

PROPOSED SIDEWALK OLD FAIRMOUNT RD

36' TRUCK ENT - THREE LANE

FAIRMOUNT ROAD (PUBLIC)  
R/W VARIES (PER KYTC PROJ. NO. PSP0160101E 001-005)

PROPOSED C1 ZONE

PROPOSED OUTLET PIPE = 88 L.F.

PROPOSED EXTENDED DETENTION BASIN O.E. 637.70

LOT #1

LOT #2

LOT #3

LOT #4

PROPOSED OR1 ZONE

PROPOSED DRAINAGE BASIN BOUNDARY

PROPOSED DRAINAGE EASEMENT AREA = 44,345.586 SF

EXISTING TREE CANOPY PRESERVATION LINE  
TOTAL AREA TO BE PRESERVED = 24,480 SF

DUMPSTER LOCATION

COMPACTOR/LOADING DOCK LOCATION

PROPOSED BUILDING  
10,595 SF.  
20 PARKING SPACES

PROPOSED BUILDING  
6,000.00 SF.  
20 PARKING SPACES

PROPOSED BUILDING  
6,000 SF.  
20 PARKING SPACES

PROPOSED BUILDING  
16,003 SF.  
41 PARKING SPACES

3X BICYCLE RACKS

3X BICYCLE RACKS

3X BICYCLE RACKS

3X BICYCLE RACKS

PROPOSED ASSESSMENT  
N15 2/21' W  
3464'

# ELEVATIONS



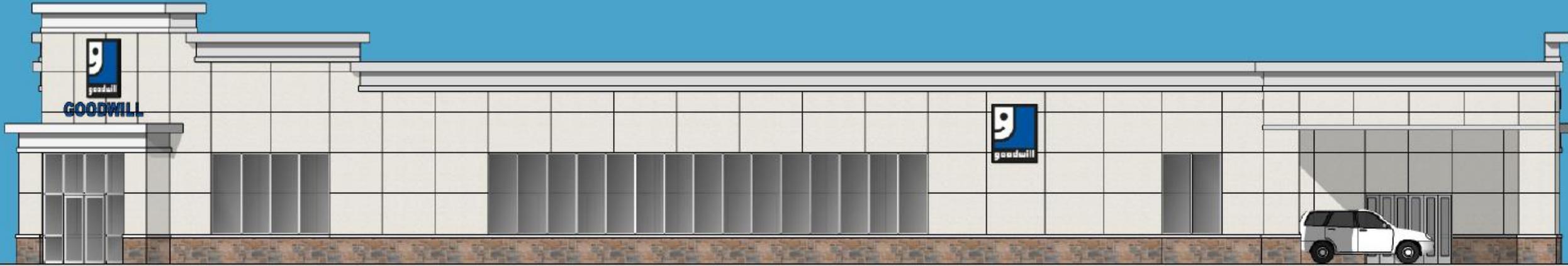
Façade that needs the Waiver for 50% clear windows and doors facing a public street



# ELEVATIONS



# ELEVATIONS



**EXTERIOR ELEVATION - SOUTH SIDE - FAIRMOUNT ROAD**

# ELEVATIONS

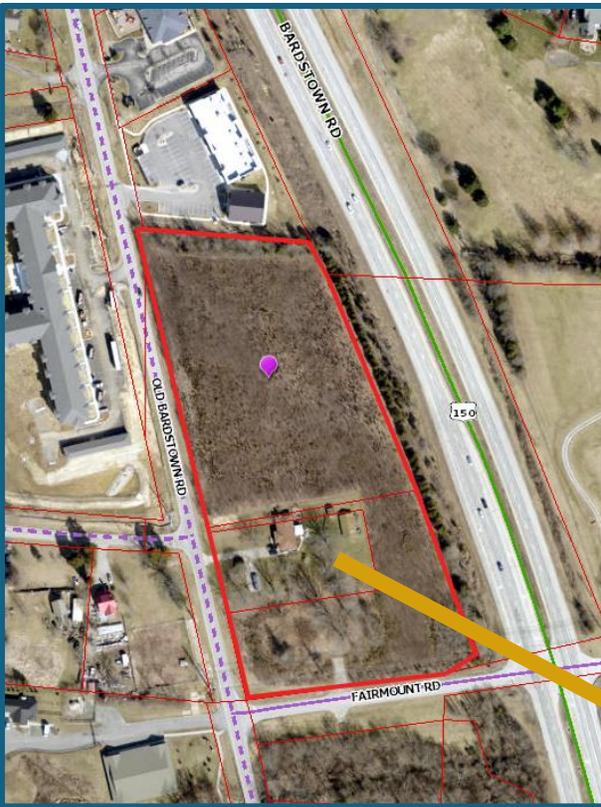


VIEW FROM OLD BARDSTOWN ROAD

# ELEVATIONS



# SUBJECT PROPERTY



# ADJACENT PROPERTY

Property next door on Old Bardstown/Bardstown Road zoned C-1



# ADJACENT PROPERTY

Property across the street on Old Bardstown Road



# PUBLIC MEETINGS

- ❖ Neighborhood Meeting on June 5, 2024
- ❖ LD&T Meeting on February 13, 2025
- ❖ Planning Commission Public Hearing on April 10, 2025
- ❖ Motion to recommend approval of the change in zoning from R-4 & C-1 to OR-1 & C-1 passed by a vote of 8-0

